

Colin Hawkins  
Colin Hawkins Designs  
16 Millfields  
Stansted Mountfitchet  
Essex  
CM24 8AS

Application Ref: **2017/5149/P**  
Please ask for: **Thomas Sild**  
Telephone: 020 7974 **3686**

24 November 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**58 South Hill Park**  
**London**  
**NW3 2SJ**

Proposal:  
Erection of third floor roof extension and alteration to roof form including the creation of a rear facing roof terrace  
Drawing Nos: Site Plan, XXX/101, XXX/102, XXX/103, XXX/104, XXX/105, XXX/106, XXX/110, XXX/120, 866/10B, 866/11B, 866/12B

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Site Plan, XXX/101, XXX/102, XXX/103, XXX/104, XXX/105, XXX/106, XXX/110, XXX/120, 866/10B, 866/11B, 866/12B

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

The proposed development removes the existing butterfly roof and erects a partial mansard roof extension which is set back from the front parapet, in line with CPG guidance. Three rooflight style windows are aligned with the windows on the second floor below and follow a pattern of windows seen in the roof extensions of adjoining houses. Mansard style roof extensions are a common feature along South Hill Park generally and have been implemented on adjoining neighbours within the terrace at nos. 54 and 56.

A roof terrace area is proposed to the rear elevation, set behind the original butterfly parapet and preserving this character feature of the property. The proposed balustrade has been revised from glazed to a traditional metal railing, in keeping with the character of the host building and adjacent roof terraces. Rear facing roof terraces are a common feature along many of the houses on South Hill Park and as such the addition of this proposal is not considered detrimental to the character of the conservation area.

Given the existence of multiple rear facing roof terraces alongside and below, the addition of this proposed terrace is not considered to result in materially greater levels of overlooking or loss of privacy to nearby occupants. The rear of the site backs onto part of Hampstead Heath, and as such there are no rear adjoining neighbours. Further to this, the development will not result in harm to neighbour amenity by way of loss of sunlight, daylight or visual intrusion.

As such, the proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or

enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce  
Director of Regeneration and Planning